

Ritchie Schroeder Notes

Q: Tom: The information on the Height issues was fascinating. Thanks so much. I have been downloading and matching up all the properties in SP and found that it was actually Rolf Klep's house that was built first in 1948. Then in 1950 there were three homes built. Yours, the one at 89088 Ocean and the one at 89170 Ocean. My question is which of the 2 homes on Ocean was the one that Barney ended up with after your Dad got your home? he one at 89170 is in the picture that you have of Ocean shot from your property. I cannot see the house at 89088 because it would have been to the left of the end of the picture.

A: Richie: The Klep house was not the first house. Ours was I have the house plans dated 1949. While Lucas were living there Barney started the house on a lower road and moved there when we moved in. Not sure where you got your info but I am sure I am correct on timing.

Q: Tom: I did follow up on which was first your home or Kleps. Well, it took some digging but I actually have copies of the warranty deeds. The one for your parents was issued in June 1951 and Klep was not till December 1955. Also, in reviewing your other papers the Surf Pines Lane agreement between Malarkey/Miller and Lucas to build the road was dated 1949 so with no real road in place in 1948 it is not likely that the Klep's home was built in 1948 like the county indicated. Also, county indicates that Lucas obtained a mortgage on the Klep's home in 1952 so it looks like it is actually the fourth home built in SP. Lastly, I did not print it out but in book 226 page 615 of the Clatsop deed records it shows Lucas in 1952 bought the lot from a M. Schroeder so Barney could not have built the home there in 1948. Is the Schroeder listed in this sale to Lucas any relation to your family by chance? I know you like to keep records so I am attaching what I got from the County. T

A: Richie: Tom. Your busy. Yes, I believe my dad bought the lot just north of our northern driveway for my grandmother. This is where Jim L and I used to pay baseball. It now has fire hydrant on it. Forgot about that when we met. Bottom line Dad wanted to take care of his mom. So, what Barney likely did was create two lots- one for my grandmother and the other he would build on. Dad sold that lot when she got sick. Hope this helps. Barney could not have moved into Klep house until 1953? Just read you note and deed. Maybe Dad bought the lot north of us when he bought our house. Then Barney wanted it back and Dad sold to him created the Klep lot and extra lot- so maybe my grandmother owned those properties, and Dad sold them for her.

Q: Tom: I am finally getting to the part where I am doing the background script for this segment. Below is the section four recording of the story line. I will be using this in the background and then show pictures and maps etc. on the video part of this. This is my 4th try. I stumbled on a couple words but overall, it is not bad, I think. When you take a break listen to what I have and let me know what you think. It runs about 4 minutes and 3 seconds. I am trying to get the verbal parts done first so I have a better idea of time so I can start matching the graphics and pictures to the script. I am aiming for about a thirty-minute run time for this chapter. If you think I should re-record that is fine. It does not cost anything but my four minutes:-)

By the way did your grandfather own the Gearhart Hotel in the thirties? I was trying to get some information on Carruthers and the Tenants and found a census from 1930 that shows your dad and Mom living at 1930 Gearhart loop and were proprietors of a hotel. It also shows they had 4 servants and your dad was just 19 at that time according to the census. I also found your mom through [Ancestry.com](https://www.ancestry.com) and was surprised to find that she did not get a Social Security card till 1960 16 years after they got married. Bet you did not know that.

As I complete each section I will forward them to you to confirm my facts and keep you in the loop as promised. I am going to use the section about how Barney changed the build line in 1949 from our video recording if that is OK. I used much of your recording for the piece on Barney, but I paraphrased your comments. I want to be careful not to base too much of this on just your recordings on the video, since there may be a few SP people that have long probably incorrect ideas about our past. Thank you again for all your information. It turns out that it makes up a big portion of this segment. I hope you enjoy this

A: Richie: On my dad side, his parents came to Gearhart in 1908. After several years they built the Golf Hotel-small hotel. It burned down and then they built the Ocean House-opened in 1927-and yes my dad worked there for a while. MY mother's maiden name was Laura Tallant. Her father was Will Tallant- they owned Tallant-Grant Packing Company. My grandfather was known as the Astoria Giant-he was a very good athlete.

Q: Tom: Also, what started my search was when I found that Eban Carruthers's whole family is descended from Eben Weld Tallant, one of the Columbia's pioneer salmon packers. I knew that was your mom's maiden name and how it helped your Dad became the VP of sales for the company as you mentioned in one of our conversations.

A: Richie: yes, you are correct the Tallants and Carruthers were related. Dad was not in sales for EH Carruthers Co. He was Secretary Treasurer and was the only minority shareholder in the company.

Q: Tom: But your dad was the one who came up with the idea to use royalties per can versus selling the equipment out right? I did find Jim Cellars' information as he I believe was the CFO of CRPA, which became Bumble Bee Tuna in 1960. I was on the board with

Allen Cellars, his son who also was CFO of Bumble Bee with John McGowen as president in 2000. I was on the SP board with both of them and Allen was somewhat my mentor and taught me how to make a poor man's wine cellar.

A: Richie: Tom; you are absolutely right. It was dad's idea to have a put through fee rather than sell the machine. Dad was very close to the CRPA people and negotiated a deal for 2 machines after CRPA put their sample machine through their testing process. Then CRPA said they wanted 2 machines which were schedule to sell for \$58,000. Dad talked Eban into the put through fee because he was convinced no one in the world had what they had-Eban agreed and when along with Dad and the rest is history. Within a few years every tuna manufacture in the world used EH Carruthers machines. Great story. Eban was a genius. RTS

A: Richie: FIRST OF ALL, SP BEACH ADDITION (THE 24 LOTS BELOW MY HOUSE WERE PLATTED AN RECORDED IN 1949. THAT PLAT INCLUDED A BUILDING LINE THAT WAS APPROXIMATELY 175 FROM MIDDLE OF RIGHT/WAY OR FROM WESTERN BOUNDRY-CANT REMEMBER). IN 1954 HE SOLD RALPH WILLIAMS LOT #24 AND ON THE SAME DAY WILLAIMS AND BARNEY SIGNED PAPER FOR LOT #24 BARNEY PUT DEEP RESTRICTIONS ON ALL THE OTHER LOTS IN SP BEACH ADDITION MOVING THEIR BUILDING LINES EAST OF THE 1949 RECORDED BUILDING LINE. THIS IS VERY IMPORTANT-YOU HAVE TO GET THIS RIGHT. WHEN WE DESIGNED PINEHURST WE CONNECTED TO THE ONLY COUNTY APPROVED SP BUILDING LINE-THE ONE RECORDED IN 1949. UNDER NO CIRCUMSTANCES DID WE KNOW ABOUT THE DEED RESTRICTIONS BARNEY PUT IN PLACE IN 1954- DEED RESTRICTION ARE PRIVATE. THESE ARE THINGS KEEVER AND GROSHONG KNEW-BUT MADE HUGE DEAL OF IT BECASUE OUR BUILDING LINE-THE ORIGINAL SP BEACH ADDITION LINE WAS ANYWHERE FROM 35 TO 60 FEET WEST OF THEIRS. WHY COULD THEY HAVE NOT TOLD THAT STORY AT THE TIME1111 WITH REGARDS TO THE FENCE BETWEEN PINEHURST AND SP THAT WAS DONE AS A RESULT OF THE WISHES OF THE SPA AND THEIR PRESIDENT MARGE BLOOMFIELD. SP HAS NO ONE TO BLAME FOR THE SEPARATION OTHER THAN THE SPA BOD. I WILL SCAN A DOCUMENT THAT TELLS THE STORY-IT WAS ALSO SENT TO THE SPA. I REPEAT MARGE BLOOMFIELD STOOD BEFORE THE COUNTY COMMISSIONSERS AND SAID, ' THE SPA DOES NOT WANT ANY CONNECTION BETWEEN PINEHURST AND SP. WE WANT THE DEVELOPMENTS TO REMAIN SEPARATE". I HAVE COPY OF THE COUNTY TRANSCRIPTS IF YOU WOULD LIKE TO SEE THEM. THE REASON THERE IS NO PATH REST WITH MARGE BLOOMFIELD, KEEVER, AND GROSHONG. RTS

Q: Tom: Thanks for taking the time to review. Yes, I do have the script with most of the material in word. It is below. Susan gave me a bunch of edits also, so I made her changes first before responding to you. I will respond to your comment individually as you had some great responses. **Comments in red are my response to Richie's comments.**

- 1) BARNEY OWNED A DRIVE IN RESTAURANT IN SEASIDE-HE NEVER OWNED BUDS DRIVE IN OR CAMPGROUND WHICH IS NOW THE GREAT WALL. **I got the Bud's drive inn from one of the interviews from either you or Mike that mentioned that he owned only Bud's drive inn not the campground but that this drive in became the Wall of China. I will confirm who stated this and clarify before we publish. I believe in being accurate so thanks for heads up.**
- DO YOU HAVE YOUR VOICE PRESENTATION ON PAPER IF SO, SEND TO ME. **I have included it below**
- ALSO, I AM NOT SURE YOU HAVE THE FACTS STRAIGHT ABOUT RALPH WILLIAMS. **I got that information from two maps that I have. I am including copies below One came from you showing all four lots. The second one I got from Mike from the mid 70's I think showing the same home under the O'conner/wilcox name showing the house covering 4 lots also. So that is how I came up with those four lots. If you have something else that refutes this let me know**
- IN 1954 HE SOLD RALPH WILLIAMS LOT #24 AND ON THE SAME DAY WILLAIMS AND BARNEY SIGNED PAPER FOR LOT #24 BARNEY PUT DEEP RESTRICTIONS ON ALL THE OTHER LOTS IN SP BEACH ADDITION MOVING THEIR BUILDING LINES EAST OF THE 1949 RECORDED BUILDING LINE. THIS IS VERY IMPORTANT-YOU HAVE TO GET THIS RIGHT. WHEN WE DESIGNED PINEHURST WE CONNECTED TO THE ONLY COUNTY APPROVED SP BUILDING LINE-THE ONE RECORDED IN 1949. UNDER NO CIRCUMSTANCES DID WE KNOW ABOUT THE DEED RESTRICTIONS BARNEY PUT IN PLACE IN 1954- DEED RESTRICTION ARE PRIVATE. THESE ARE THINGS KEEVER AND GROSHONG KNEW-BUT MADE HUGE DEAL OF IT BECASUE OUR BUILDING LINE-THE ORIGINAL SP BEACH ADDITION LINE WAS ANYWHERE FROM 35 TO 60 FEET WEST OF THEIRS. **Actually, one of the files I sent you was the actual recording of you describing this in a video file. so, if you play this file everything you discussed in this you told in great detail. I wanted to make sure I got that right, so I actually used the edited version that story from one of the interviews.**
- WITH REGARDS TO THE FENCE BETWEEN PINEHURST AND SP THAT WAS DONE AS A RESULT OF THE WISHES OF THE SPA AND THEIR PRESIDENT MARGE BLOOMFIELD. SP HAS NO ONE TO BLAME FOR THE SEPARATION OTHER THAN THE SPA **Actually I was aware of this. If you remember I went on the board around March 2000 and I had to deal with Marge Bloomfield and the rest of the nay sayers myself. The reason I am not going into more detail is that most of the anti-connect-with-Pinerhurst group are either dead (Marge, Dolly N, etc.), no longer actively involved (Norma, Joe B, etc), or gone (Linda Thompson, Tom Wilcox, etc.) I purposely did not point any blame, because with all that occurred 20+ years ago. The only people on the board that would even remember all this would be myself and John Yerke. The rest are newbys and have no clue. I really want the past to literally be forgotten and maybe with all the new people help quell the negative divisiveness that occurred when Kever, Bloomfield, Nicholson, and many of the old timers were in charge. So I hope you understand I really do not want a lot of this to keep percolating. I am trying to lay the groundwork that many of the old stories are based on bad information or attitudes of these older SP residents. I think you will be happy to see that I included some past stuff and how it affected people. For example, I mention at the end of part 4 that the issues with the Surf Pines Beach Addition and the issue causing the removal of 6 feet of Jim's roof was the cause of his early death. Since we**

have so many new residents I am really hoping I can quell some of the past animosity and try and create a more positive atmosphere and get rid of the urban legends that keep getting bantered around.

A: Richie: You have done a wonderful job. Here are a couple of corrections we can discuss Tuesday

#3 Barney never owned Bud drive in in Gearhart; He owned a small \$.19 Hamburger drive thru in Seaside next door to Dairy Queen- same side of street. Only owned it for a few years- sold it to family who built a motel which is still there
Names are Herbert Malarkey and Harold Miller

It is important to make clear that in March 1949 Barney sold to large Tracts: One to Harold Miller and one to Herbert Malarkey. AS an incentive to buy the tracts Barney give each family acreage on Sunset Lake (early plat maps show location of lake properties). I developed the Miller acreage in 1993-naming it Surf Pines Landing. Shortly thereafter the Malarkey subdivided their parcel. And in addition to paying Barney \$10,000 for the Tracts the Miller and Malarkey families agreed to pay for building a road from Hwy 101 into SP then down the hill in front of Schroeder house then turning south into their properties (this contract was sign the same day Miller and Malarkey sign to buy the tracts). - Approximate length of road 1500 to 2000 lineal feet. For that commitment, Barney gave the Miller and Malarkey families a permit recorded easement to use all SP roads (the book and page of this easement should be included in your transcript) (comment about being able to use all roads to DATE is incorrect).

Comment about modifying building line to give Rolf better view is NOT correct. First Rolf did not buy Lucas house until 1955-Rolf owned no property in SP until 1955.

You mention map in 1954 that shows road going into Miller and Malarkey parcel on south Ocean. That is fine-but I gave you several EARLIER plat maps showing those properties were part of Surf Pines. These maps should be shown to the SPA.

Q: Tom: You mentioned that maybe this month we could chat a bit more about the Clatsop Plains along with Ray Earl. Our next chapter is going to be on the Josiah West family connection, which both the Earl's and the See's are related to. Also I want to get a better flavor of how things were in the 30's to the 70's for upcoming Chapters. Susan is dealing with the earlier years and I am handling the more modern times so getting this history down. I will be around most of September except for 14-18 when I will be up in Seattle and the first week in October. Then Annie and I are out of country till the 25th of October.

On another note was this the hotel you grandfather owned and/or managed or both. I just cannot remember with one was his

A: Richie: My grandparents did NOT own the Gearhart Hotel. They owned the Golf Hotel and The Ocean House. Next week is going to be tough for me. Maybe the week of Sept 16. Also, my friend is Russ Earl-his dad was Ray Earl.